

# A Resolution

NO. \_\_\_\_\_

## **ADOPTING THE COMO/SUNSET HEIGHTS NEIGHBORHOOD EMPOWERMENT ZONE STRATEGIC PLAN AND INCORPORATING THE PLAN BY REFERENCE INTO THE COMPREHENSIVE PLAN**

**WHEREAS**, on April 25, 2000 (M&C G-12897), the City Council approved a Policy Statement on the Creation of Local Neighborhood Empowerment Zones (NEZ) in accordance with Chapter 378 of the Texas Local Government Code; and

**WHEREAS**, on October 3, 2000 (M&C G-13030), the City Council approved Fort Worth's NEZ Administrative Procedures, which include criteria to determine eligible areas, the development of a basic incentives package, and elements to include in NEZ Plans in order to promote 1) the creation or rehabilitation of affordable housing, 2) an increase in economic development, and 3) an increase in the quality of social services, education, or public safety provided to residents of designated NEZs; and

**WHEREAS**, on June 5, 2001 (M&C G-13208R), the City Council approved basic incentives that include municipal property tax abatement, development fee waivers, impact fee waivers, and release of City liens for qualified properties or projects in designated NEZs; and

**WHEREAS**, on May 16, 2017 (M&C G-19010, Resolution 4782), the City Council approved amendments to the NEZ Tax Abatement Policy and Administrative Procedures for qualified properties or projects in designated NEZs; and

**WHEREAS**, on April 11, 2017 (Resolution 4769), the City Council approved re-designating and revising the boundary and name of the Ridglea Village/Como NEZ to the Como/Sunset Heights NEZ; and

**WHEREAS**, in accordance with the Texas Property and Redevelopment and Tax Abatement Act, Tax Code, Chapter 312, which enables Fort Worth NEZs to be eligible for residential, commercial, and industrial tax abatement agreements, on April 11, 2017, the City Council approved the re-designated and revised boundary and name (Como/Sunset Heights NEZ) as FWNERZ No. 2 (Ordinance 22671); and

**WHEREAS**, since late 2014, Como stakeholders have participated in a planning process that included two workshops, seven public meetings, surveys and polling, and 18 advisory committee meetings; and

**WHEREAS**, a public meeting was held on August 3, 2017 to receive feedback on the updated draft Como/Sunset Heights NEZ Strategic Plan and the plan subsequently was placed on the City's website for public review; and



**WHEREAS**, the Como/Sunset Heights NEZ Strategic Plan proposes a comprehensive, holistic approach intended to revitalize the Como neighborhood and includes the following information: demographic and economic conditions, commercial and residential real estate data, community unsupported project types, goals and strategies, and design guidelines for residential, commercial, and industrial land uses; and

**WHEREAS**, the Como/Sunset Heights NEZ Strategic Plan will provide guidance to stakeholders and development project proponents seeking NEZ incentives; and

**WHEREAS**, the Como/Sunset Heights NEZ Design Guidelines are an appendix to the Como/Sunset Heights NEZ Strategic Plan which will be reviewed with Como stakeholders and presented at a subsequent City Council meeting for an action to adopt the guidelines; and

**WHEREAS**, the City Plan Commission held a public hearing on August 23, 2017 to receive feedback on the Como/Sunset Heights NEZ Strategic Plan and unanimously recommended that the City Council adopt the Plan by reference into the Comprehensive Plan;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

1. The Como/Sunset Heights Neighborhood Empowerment Zone Strategic Plan, attached as Exhibit "A", is adopted and incorporated into the Comprehensive Plan by reference.

Adopted this 19th day of September 2017.

ATTEST:

By: \_\_\_\_\_

Mary Kayser, City Secretary



## EXHIBIT A

- Compact discs containing to be attached and on file in the City Secretary's Office Como/Sunset Heights Neighborhood Empowerment Zone Strategic Plan
- 2017 Como/Sunset Heights Neighborhood Empowerment Zone Strategic Plan  
URL: <http://fortworthtexas.gov/neighborhoods/pdf/Como-SH-NEZ-Plan.pdf>

